

# Staff Report

## City of Loma Linda

From the Department of Community Development

### PLANNING COMMISSION MEETING OF NOVEMBER 9, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 05-08 (REDLANDS FIRST CHIROPRACTIC)

#### SUMMARY

The project is a request to construct a new 4,250 square-foot, two-story medical office building. The site is located on the north side of Redlands Boulevard, west of Anderson Street in the East Valley Corridor Specific Plan, General Commercial land use area. The site is currently vacant and is located between an existing business (Hose Mart) and a legal non-conforming residential and commercial retail (bookstore) property. A site location map and a copy of the project plans are available in Attachments A and B respectively.

#### RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Mitigated Negative Declaration (Attachment C); and,
2. Approve PPD No. 05-08 based on the Findings, and subject to the attached Conditions of Approval (Attachment D).

#### PERTINENT DATA

Property Owner/Applicant:	Sam Kim
General Plan/Zoning:	Neighborhood Specialized Community/East Valley Corridor Specific Plan, General Commercial (EV/CG)
Site:	Generally, a 0.31 acre rectangular lot
Topography:	Gently sloping from south to north
Vegetation:	Vacant
Special Features:	N/A

## **BACKGROUND AND EXISTING SETTING**

### **Background**

The Redlands First Chiropractic Project was formerly submitted and processed as Conditional Use Permit (CUP) No. 04-02. Staff reviewed the proposal and several revisions and determined that a redesign was appropriate. During the review process the applicant decided to retain the services of another design firm who proposed a significantly different layout. A redesign was commissioned and a new application for a preliminary design review was submitted on June 30, 2005. Staff worked closely with the applicant and the applicant's representatives and as a result, a full submittal for a Precise Plan of Design application was submitted to the Community Development Department on August 14, 2005. The project was reviewed by the Administrative Review Committee on September 27, 2005. Notices for the Public Hearing were posted and mailed on October 20, 2005.

### **Existing Setting**

The project site is located on the north side of Redlands Boulevard and west of Anderson Street within the City of Loma Linda (see Attachment C). The 0.31 acre project site is vacant and surrounded by existing commercial uses to the west and south, and a legal non-conforming residential use to the east. The site is also bordered by the Interstate 10 Freeway to the north. As recorded, the subject parcel measures 100 feet in width and approximately 137 feet in depth.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On October 19, 2005, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration. The CEQA mandatory 20-day public review began on October 20, 2005 and ends on November 8, 2005. All of the potential project impacts identified in the Initial Study can be mitigated to below a level of significance. The Mitigation Measures identified in the Initial Study have been incorporated into the project requirements as Conditions of Approval.

## **ANALYSIS**

### **Project Description**

The project is a request to construct a new 4,250 square-foot two-story medical office building on an existing 0.31 acre vacant lot. The building will be set on the southwest portion of the parcel which concentrates the development of the required parking and landscaping areas to the south and east of the property. The building will keep the required 25-foot set back from the front property line that will provide landscaping for the project. The foot print for the proposed building is parallel to the west property line of the subject parcel. On the short side yard, the proposed building is two feet from the side property line at its nearest point.

The proposed building is more contemporary in design and will incorporate wintry and arctic color schemes accented by warmer colors. The fascia and storefront will include light blue and gray stucco walls (Viejo La Habra) highlighted by earth tone ceramic tile trim below the windows and on the columns.

The new structure includes a 2,040 square-foot ground floor office area for a chiropractic business and a 2,210 square-foot second floor reserved for a dental office. Stairs at the south end (main entrance) and on the northwest section of the building provide access to the second floor of the building. An elevator is proposed by the stairs at the south end of the building and indicated as an owner option.

Pursuant to Section EV4.201 (Parking Requirements) of the East Valley Corridor Specific Plan, the parking ratio for a medical office is one (1) space for every 250 square feet of floor area. According to the project data and the prescribed parking ratio, the project is required to have a minimum of 17 parking spaces ( $4,250/250 = 17$ ). The proposed application meets the minimum requirement.

### **Analysis and Findings**

The proposed project will add new private practice medical and dental facilities in Loma Linda that will provide much needed specialized care. Based on the proposed project size, no land use or economic impacts (to the existing medical or dental uses in the vicinity) are anticipated. The new facility is compatible with the existing medical businesses and given its specialty services (chiropractic care), the facility benefits the local medical industry and community.

**Precise Plan of Design Findings.** According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

The proposed use is consistent with the existing General Plan in that Goal No. 3 states the City should be developed with a consciousness of the importance of education and the practice of medicine. The development of the Redlands First Chiropractic Project furthers facilitates Goal No. 3 of the General Plan. The medical and dental office uses are consistent with the Commercial land use designation in both the existing and draft General Plans.

The project is in compliance with the East Valley Corridor Specific Plan, General Commercial zone (EV/CG), which permits professional offices for physicians, surgeons, chiropractors, dentist, orthodontists and related uses in the Administrative Professional District [pursuant to East Valley Corridor Specific Plan, General Commercial District (Permitted Land Uses) Section EV3.0710 (b) 1 and the Administrative Professional District (Permitted Land Uses) EV3.0510 (b) 1]. The proposed medical and dental uses are compatible with the existing and future land uses in the surrounding area.

The project will be constructed on a vacant property and provide improvements in the form of a new two-story medical and dental office building as well as other related improvements such as parking, lighting and landscaping. The project is consistent with both existing and draft General Plans and meets all the Code requirements for the East Valley Corridor Specific Plan, General Commercial District. For the reasons stated, staff feels that the project may be approved because it will not adversely affect property values in the vicinity, or unreasonably interfere with the use and enjoyment of nearby properties. The project will not adversely affect the public peace, health, safety or general welfare.

## CONCLUSION

Staff recommends approval of the project because the proposed medical and dental facility uses are consistent with the existing and draft General Plans, and the project complies with the East Valley Corridor Specific Plan, General Commercial zone requirements. The medical and dental office uses are compatible with the existing and future uses in surrounding area and are not anticipated to result in negative environmental, land use, or economic impacts. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines and mitigation measures have been incorporated into the project as Conditions of Approval. The proposed project will provide much needed improvements to the vacant parcel and will enhance the surrounding area. The new facility will provide additional services that focus on private specialized health and dental care.

Respectfully submitted,



Allan Penaflorida  
Planning Technician

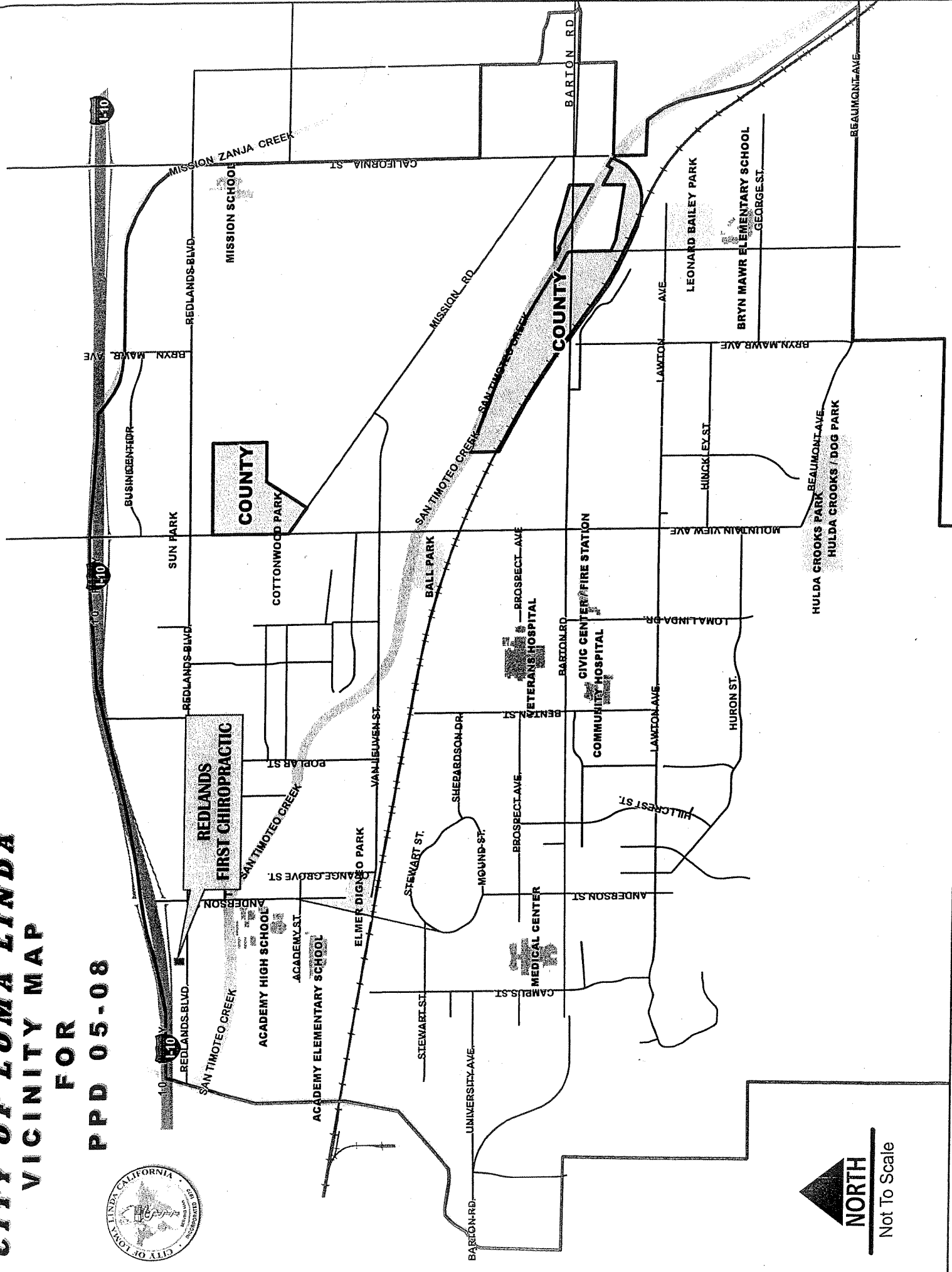
## ATTACHMENTS

- A. Site Location Map
- B. Project Plans
- C. Mitigated Negative Declaration (NOI/Initial Study)
- D. Conditions of Approval

# ATTACHMENT A

# CITY OF LOMAH LINDA VICINITY MAP FOR

PPD 05-08

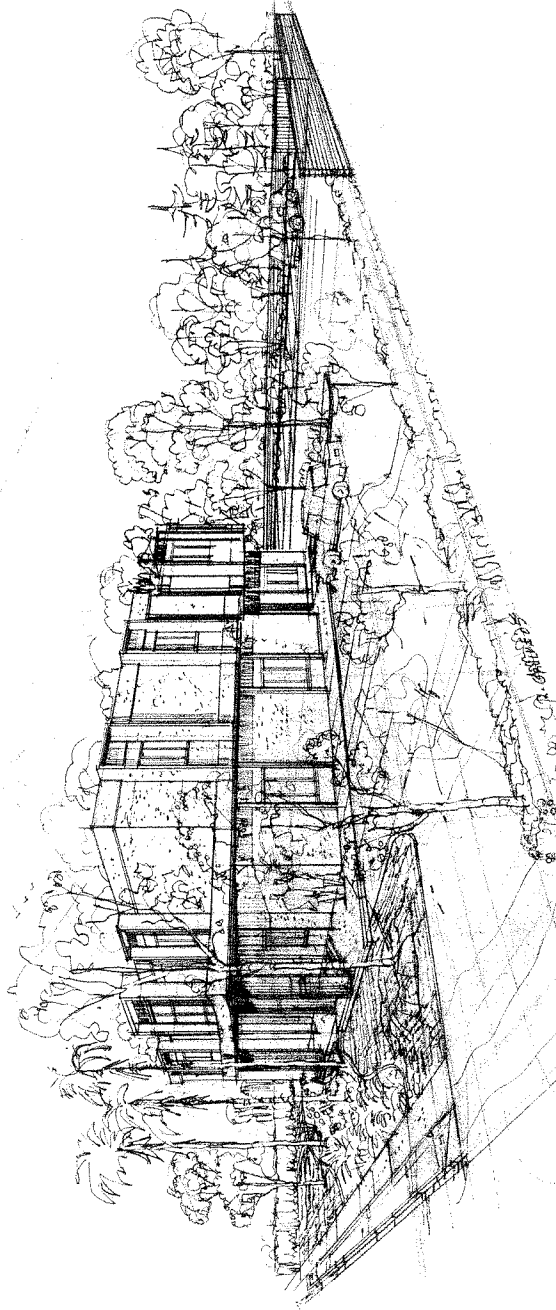


# ATTACHMENT B

REVISIONS	BY
1-20-08	RY
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6-10-08	RY
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A-1



REDLANDS CHIROPRACTIC OFFICE BUILDING  
 LOMA LINDA, CA 91769  
 2000 L. G. BOWEN ARCHITECT  
 17283 HOLMES ST.  
 SUITE 100  
 PH 909.740.1570 FX 909.740.3396

# PROJECT ANALYSIS

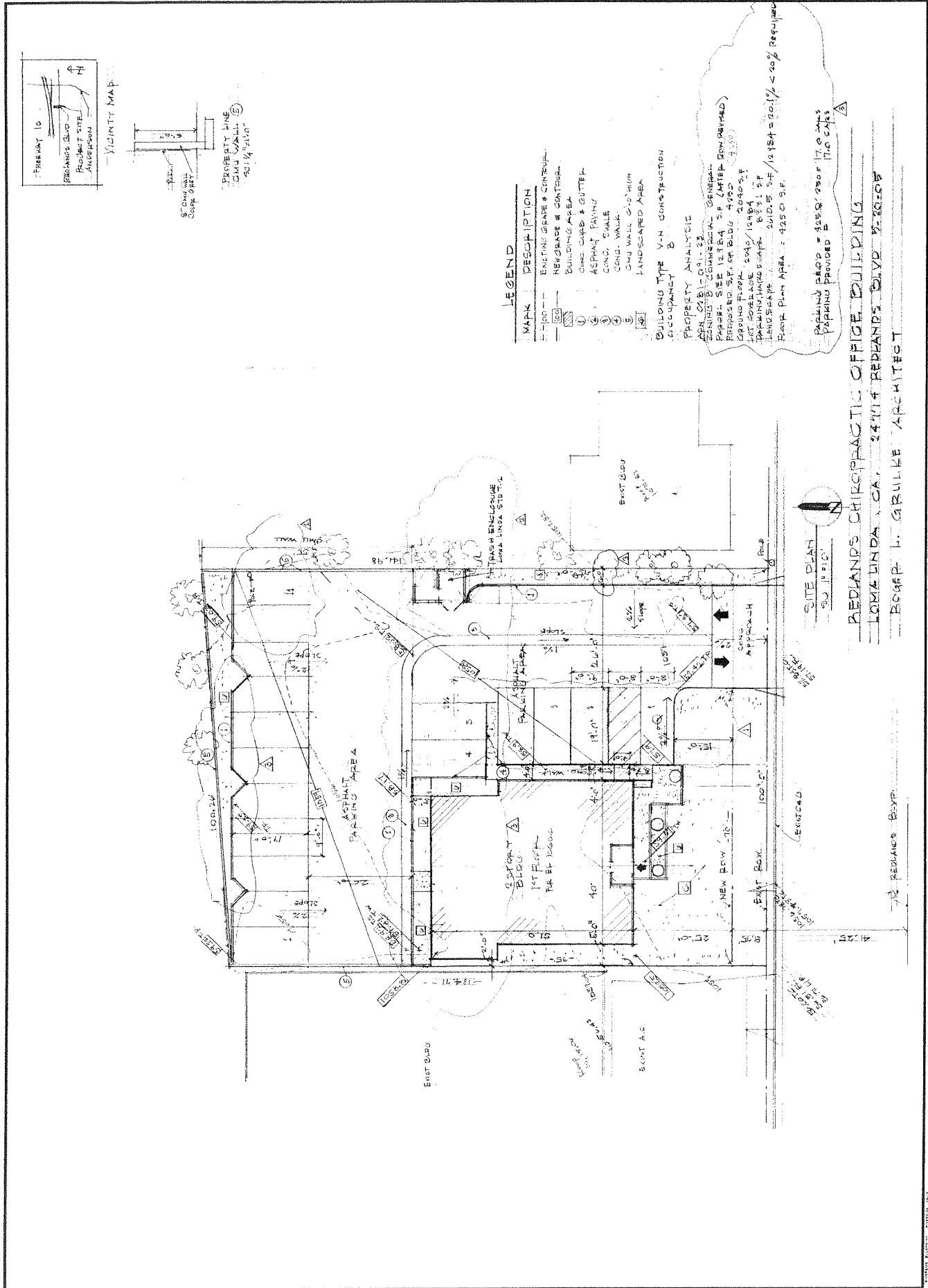
OCCUPANCY TYPE  
 ZONE GENERAL COMMERCIAL  
 CONSTRUCTION TYPE V.N  
 STORIES 2  
 GROUND FLOOR OFFICE 2040 SF  
 2ND FLOOR OFFICE 2040 SF  
 TOTAL 4080 SF  
 APN 0281-091-02  
 SITE DESIGN STANDARDS  
 PARKING PROFESSIONAL SERVICES  
 1 CAR PER 300 SF  
 4080 SF / 300 SF = 13.6 CARS  
 PARKING PROVIDED 17 CARS  
 LOT AREA 12484 SF  
 BUILDING AREA 4080 SF = 33%  
 LANDSCAPE 8404 SF = 67%  
 12484

## SHEET SCHEDULE

- A-1 PERSPECTIVE & ANALYSIS
- A-2 SITE PLAN
- A-3 LAYOUT PLANS
- A-4 ELEVATIONS
- A-5 LANDSCAPE PLAN



REVISIONS BY	DATE	DESCRIPTION
1	7-2-55	7-2-55
2	7-2-55	7-2-55
3	7-2-55	7-2-55
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6	7-2-55	7-2-55
7	7-2-55	7-2-55
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10	7-2-55	7-2-55



### LEGEND

MARK	DESCRIPTION
---	EXISTING GRADE & CENTERLINE
---	NEW GRADE & CENTERLINE
---	BUILDING AREA
---	CONC. CURB & GUTTER
---	ASPHALT PAVING
---	CONC. WALK
---	CONC. WALL 6'-0" HIGH
---	LANDSCAPED AREA
---	BUILDING TYPE V-N CONSTRUCTION
---	OCCUPANCY B
---	PROPERTY ANALYTIC
---	APR. 1961-1961-22
---	ZONING B COMMERCIAL GENERAL
---	PROPOSED SITE 12,984 SF (AFTER REMOVAL)
---	PROPOSED 3RD FLOOR BLDG 4,250 SF
---	GROUND FLOOR 204,148 SF
---	1ST FLOOR 204,148 SF
---	2ND FLOOR 204,148 SF
---	3RD FLOOR 204,148 SF
---	4TH FLOOR 204,148 SF
---	5TH FLOOR 204,148 SF
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---	20TH FLOOR 204,148 SF

PARKING REQ'D = 4550 / 2500 = 17.0 CARS  
 PARKING PROVIDED = 17.0 CARS

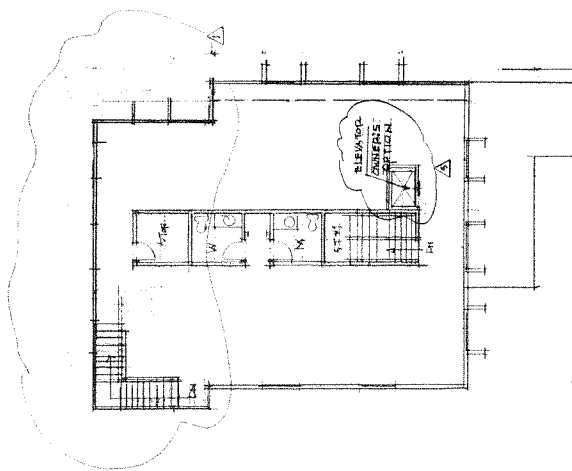
REDLANDS CHIROPRACTIC OFFICE BUILDING  
 LOMA LINDA, CA. 91764  
 BOB L. GRULKE ARCHITECT

SITE PLAN  
 30' x 110'

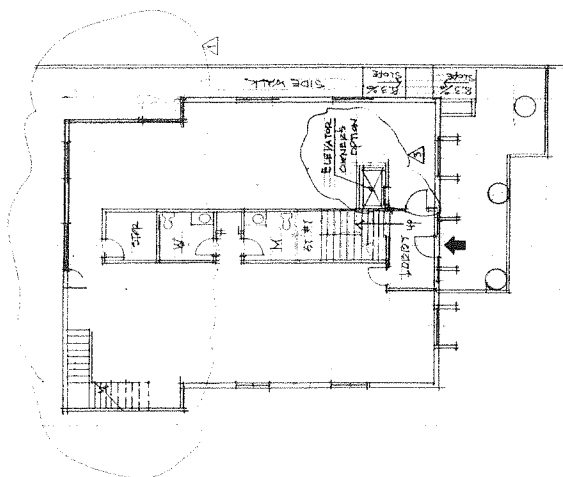
10' REDLANDS BLVD.

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DATE	6-4-85
SCALE	1/8" = 1'-0"
PROJECT	REDLANDS CHIROPRACTIC OFFICE BUILDING
OWNER	REDLANDS CHIROPRACTIC OFFICE BUILDING
ARCHITECT	ROGER J. GAULKE ARCHITECT
DATE	6-4-85
SCALE	1/8" = 1'-0"
PROJECT	REDLANDS CHIROPRACTIC OFFICE BUILDING
OWNER	REDLANDS CHIROPRACTIC OFFICE BUILDING
ARCHITECT	ROGER J. GAULKE ARCHITECT



OFFICE #2 2ND FLOOR  
40' x 51' ± 10'0" S.F.

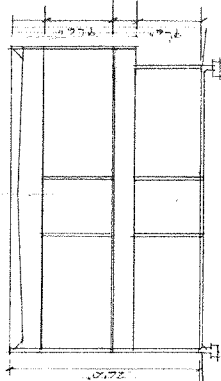


OFFICE #1 1ST FLOOR  
40' x 51' ± 10'0" S.F.

REDLANDS CHIROPRACTIC OFFICE BUILDING  
LOMALINDA, CA 91774 REDLANDS BLDG 5-20-85  
ROGER J. GAULKE ARCHITECT

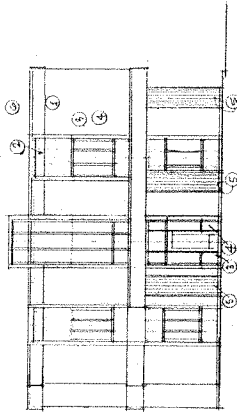
REVISIONS	BY
1	PLANNING
2	DESIGN
3	PERMITS
4	CONSTRUCTION
5	FINAL

DATE	2-4-1988
SCALE	1/8" = 1'-0"
SHEET	4
TOTAL SHEETS	5

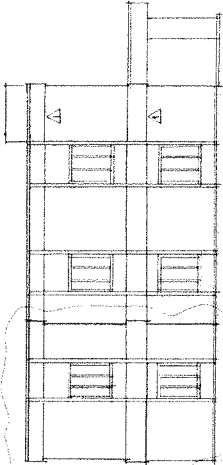


BUILDING SECTION B.B.  
SC 1/8" = 1'-0"

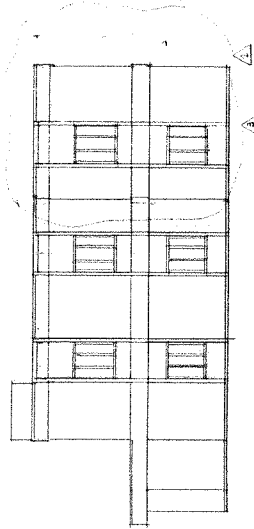
MATERIAL	SCHEDULE
① MASONRY	CONCRETE
② STUCCO	CONCRETE
③ STUCCO	CONCRETE
④ GLAZING	CONCRETE
⑤ FRAME	CONCRETE
⑥ COLUMN COVER	CONCRETE
⑦ WALL CAP	CONCRETE



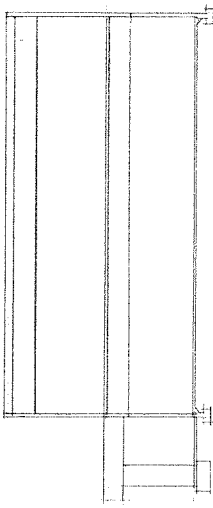
SOUTH ELEVATION  
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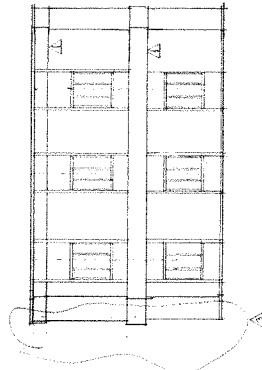
WEST ELEVATION  
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EAST ELEVATION  
SC 1/8" = 1'-0"



BUILDING SECTION A.A.  
SC 1/8" = 1'-0"

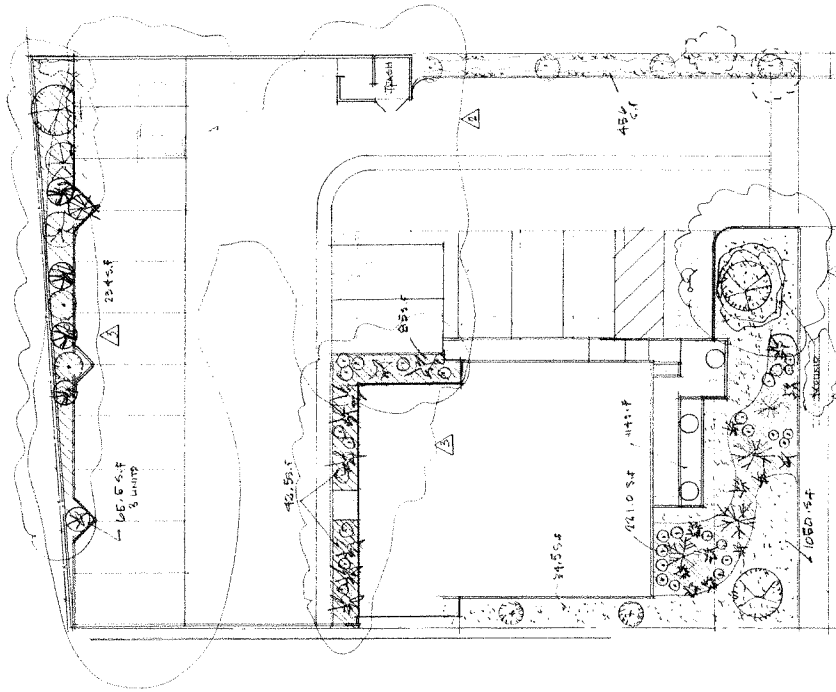


NORTH ELEVATION  
SC 1/8" = 1'-0"

REDLANDS CHIROPRACTIC OFFICE BUILDING  
LOMA LINDA, CA 91744  
ROGER L. GRULKE ARCHITECT

REVISIONS	BY
1. PLANNING	
2. 24" x 48"	
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SHRUBS	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
1	DRIFT GARDEN	BERBERIS THUNBERGII	1 EACH	24" x 48"
2	LYNCH TREE	ACAPAN THUN. AFRICANA	1 GAL	25"
3	BOX WOOD	JAPANESE BOXWOOD	15 GAL	12"
4	WASHINGTONIA PALM	ERUS AURICULATA	24" x 48"	
5	SPERMATOPHYTES	EPHEDRA GALEATA	24" x 48"	
6	CHERRY PLUM	PRUNUS CERASIFERA	15 GAL	15" x 18"
7	JAPANESE BLACK PINE	P. THUNBERGIANA	15 GAL	15" x 18"
8	JAPANESE	UNICOLORA MINORITELLA	15 GAL	15" x 18"
9	GROUND COVER	HEMERA FELIX		
10	ENGLISH IVY	DIWIDE HYBRID FENLIE		
11	HYDRO SEED			
12	MULCH			
13	AUTOMATIC IRRIGATION SYSTEM			



PRELIMINARY LANDSCAPE PLAN  
50' x 110'

LANDSCAPE AREA 2612.5 SF

△

PROJECT: T. G. BUCKLE ARCHITECT  
12843 HOLMES ST  
MILWAUKEE, WI 53222  
PH 414-762-1510 FAX 414-762-1512

LANDSCAPE PLAN  
BEDLANDS HILLOPP LTD OFFICE  
24114 BEDLANDS BLVD  
MILWAUKEE, WI 53222

DATE: 10/10/94  
SCALE: 1" = 10'  
SHEET: 1 OF 1

# ATTACHMENT C



## CITY OF LOMA LINDA

Community Development Department  
25541 Barton Road, Loma Linda, CA 92354  
(909) 799-2830; FAX (909) 799-2894

### NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

Notice is hereby given that the City of Loma Linda Planning Commission will hold a public hearing on Wednesday, November 9, 2005, at 7:00 p.m. in the Council Chambers at 25541 Barton Road, Loma Linda, California, on the item described below.

**Precise Plan of Design No. 2005-0008** - A request to construct a new 4,544 square-foot two-story medical office building at 24774 Redlands Boulevard. APN 0281-091-23.

**Environmental Determination:** The City of Loma Linda proposes to adopt a Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study. Copies of the Initial Study are available for public review at the Community Development Department, Public Counter located in City Hall (address noted above) and the Loma Linda Library, 25581 Barton Road, located at the east end of the Civic Center. Pursuant to the California Environmental Quality Act, the public review period will begin on **Thursday, October 20, 2005**, and end on **Tuesday, November 8, 2005**. Any environmental comments you have should have been submitted in writing to this office no later than 5 p.m. on **Tuesday, November 8, 2005**. If you do not respond in writing, we will assume that you have no opinions and/or recommendations on the above project(s).

Environmental Determination:  
Proponent:

Proposed Negative Declaration  
Redlands First Chiropractic (Sam Kim/Roger Grulke)

The public is welcome to speak at the public hearing or to submit written comments prior to the hearing. For further information, the project file is available for public review from 7:00 a.m. to 5:30 p.m., Monday – Thursday, in the Community Development Department, City of Loma Linda, 25541 Barton Road, Loma Linda, California, or by phone at (909) 799-2830.

If you challenge the resultant action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department at, or prior to, the public hearing.

I:\Project Files\PPD's\PPD 05-08 Redlands First Chiropractic\NOH-NOI 11-9-05.doc

DATE FILED & POSTED

25 OCT 20 PM 4:38

**CITY OF LOMA LINDA**  
**NOTICE OF INTENT**  
**TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
**OF ENVIRONMENTAL IMPACT**

**FROM:** CITY OF LOMA LINDA  
Community Development Department  
25541 Barton Road  
Loma Linda, CA 92354

**TO:** ☐ OFFICE OF PLANNING AND RESEARCH  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ COUNTY CLERK  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

**SUBJECT:** Filing of Notice of Intent to adopt a Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

**Project Title:** Redlands First Chiropractic  
(Precise Plan of Design PPD 05-08)

**State Clearinghouse Number (if submitted to Clearinghouse):** N/A

**Lead Agency Contact Person:** Allan Penaflorida  
**Area Code/Telephone:** 909-799-2830

**Project Location (include county):** The project is located at 24774 Redlands Boulevard, Loma Linda California 92354, on a vacant 0.31 acre site in the County of San Bernardino (APN 0281-091-23).

**Project Description:** A proposal to construct a new 4,544 square-foot two-story medical office building. The first floor is reserved for a chiropractic office and the second floor for a dental suite. Stairs are proposed on the south end (main entrance) and on the northwest section of the building to provide access to the second floor of the building.

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, October 20, 2005**, and will end on **Tuesday, November 8, 2005**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, November 9, 2005**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature:   
Allan Penaflorida

Title: Planning Technician  
Date: October 20, 2005

CITY OF LOMA LINDA

# Environmental Check List Form

1. Project Title: Precise Plan Design No. 2005-0008
2. Lead Agency Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354
3. Contact Person and Phone Number: Allan Penaflorida, Planning Technician (909) 799-2839
4. Project Location: 24774 Redlands Boulevard, Loma Linda, California 92354
5. Project Sponsor's Name and Address: Sam Kim of Redlands First Chiropractic, 25441 Huron Street, Loma Linda, CA 92354
6. City General Plan Designation: Neighborhood Specialized Community
7. City Zoning: East Valley Corridor Specific Plan - General Commercial
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)  
This is a request to construct a new 4,544 square-foot, two-story , medical and dental office building.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.) Commercial to the west, Industrial Commercial to the south, legal-nonconforming residential to the east, and interstate (I-10) to the north of the project site.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): N/A



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: Allan Pena

Date

10/20/05

Reviewed By: Deborah Woldruff  
Community Development Director

Date

10/20/05

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

FORM "J"

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed development of a new 4,544 square-foot, two-story, medical and dental office building will not have an adverse impact on a scenic vista.**

b) Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The site is not located along nor within the view shed of a Scenic Route listed in the County General Plan, City General Plan Update or designated by the State of California. The surrounding area is already developed with commercial and retail developments. Additionally, there are no unique rock outcroppings, trees, and historic buildings on the project site.**

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This is a request to construct a new 4,544 square-foot, two-story, medical and dental office building. Additionally, the proposed project site is bordered by existing commercial development to the east, commercial and industrial development to the south, a legal non-conforming residential use to the east, and a interstate freeway to the north, so the visual character or quality of the site and its surrounding will not be degraded.**

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. The proposed project is an addition to an existing auto dealership and currently there are existing light sources on and adjacent to the proposed project. Therefore, this proposed addition will add less than significant amount of light and glare to the area.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**II. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on soils or farmlands.**

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on any existing zoning for agricultural use or on the Williamson Act contract.**

c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use.**

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposed project is to develop an existing vacant parcel into a 4,544 square-foot, two-story, medical and dental office building and will not conflict with, or obstruct implementation of, the air quality plan requirements imposed by the Air Quality Management District (AQMD).

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant parcel into a 4,544 square-foot, two-story, medical and dental office building and will not violate any air quality standards, or contribute substantially to, an existing or projected air quality violation imposed by the Air Quality Management District (AQMD).

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The project will not conflict with or obstruct implementation of the air quality plan requirements imposed by the Air Quality Management District (AQMD). Daily emission from the passenger vehicles for the individual will be governed by the Department of Motor Vehicles and shall comply with the emission standards of the State of California. The project size is below the threshold of AQMD and, therefore, will have a less than significant impact on air quality. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed project will produce emissions under the threshold established by the AQMD. The proposed addition would not expose any pollutant concentrations to surrounding sensitive receptors. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project does not include any sources of odor producers not commonly found with a medical and dental office project, which would cause impacts to the surrounding area. All future development must comply with all of the City's adopted development standards to minimize any potential impacts.

#### IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project site is highly disturbed. The site does not appear to have any viable habitat for plant or animal species. As such, it is not anticipated that the proposed project will have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. The project site is highly disturbed. The site does not appear to have any viable habitat for plant or animal species. As such, it is not anticipated that the proposed project will have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.**

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. All areas within and adjacent to the project area were found to be highly disturbed. Additionally, the project site is not considered federally protected wetlands as defined by Section 404 of the Clean Water Act.**

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project will not have any adverse effect, because the area is not identified as a protected path for the native residents or migratory fish or wildlife species.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>No impact is anticipated. The proposed project will not conflict with any local policies or ordinances protecting biological resources.</b>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>No impact is anticipated. This proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan.</b>				



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no structures on-site which may be considered historic. Therefore, there is no impact of historical resources as defined in § 15064.5 (Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act).**

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There is no evidence of archaeological resources on the project site. Therefore, there is no impact on archaeological resources as defined in § 15064.5 (Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act).**

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There is no evidence of paleontological resources or unique geological resources on site or within the vicinity, which may be considered archaeological resource. Therefore, there will be no impact to paleontological resources.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VI. GEOLOGY AND SOILS.** – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The General Plan Update indicates that the project site is not located within a special studies (Alquist-Priolo) zone and, therefore, does not require a geologic study to mitigate this naturally occurring hazard throughout Southern California. The new addition would subject the users to geologic hazards such as earthquakes that occur from time to time in the Southern California area. The closest mapped fault is the Loma Linda Fault (inactive) that lies approximately 1/4 mile west of the project site. Southern California is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required which will reduce potential ground shaking hazards to a level below significance. The project site is not within an area which may be susceptible to the effects of liquefaction. With proper construction methods and development standards as defined in the Development Code and the latest adopted building regulations, the potential for structural damages will be mitigated.

Source: General Plan Update, Public Health and Safety, Figure 10.1 and Preliminary Environmental Study, October 2, 2004.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the project areas could experience strong seismic ground shaking at some point in time. All construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking. Additionally, retrofitting for the earthquake is part of the addition of the northbound lane to the existing bridge.

Source: General Plan Update, Safety Element.

iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the project areas could experience strong seismic ground shaking at some point in time. All future construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking. Additionally, retrofitting for the earthquake is part of the addition of the northbound lane to the existing bridge.

Source: General Plan Update, Safety Element.

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project site is relatively flat. Therefore, there is no potential for landslides.

b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. It is not anticipated that the development of this site will contribute to significant soil erosion or loss of topsoil. The implementation of Best Management Practices for erosion and sediment control will result in a less than significant impact in this area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. All construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking. The project will be over excavated and re-compacted to the Soils Engineer's specification in order to provide stable ground support.**

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no known expansive soils in the project area. Any expansive soils encountered during soils testing or during construction of the project will be removed and replaced with non-expansive soil.**

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed development would connect to, and be served by, the existing local sewer system for wastewater disposal. The proposed development would be required to connect to the existing system. No septic tanks or alternative wastewater disposal is proposed.**

**VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Any hazardous materials will be contained and disposed per state regulations. Therefore, the project will create less than significant hazard to the public or environment.**

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. The proposed project will not create a hazard to the public or environment, and any hazardous materials will be contained and disposed per state regulations.**

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The closest school is Loma Linda Academy. This school is located approximately one-half (1/2) mile southwest of the project site. The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste within one-quarter mile of an existing or proposed school.**

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this project will not create a significant hazard to the public or the environment.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four and one half [4.5] miles to the northeast).**

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four and one half [4.5] miles to the northeast).**

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, this project will have not have a significant impact to the emergency response plan and emergency evacuation plan during construction.**

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The site is not located within a designated Fire Hazard Overlay District and has no history of wildland conflagration.**

**VIII. HYDROLOGY AND WATER QUALITY. Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. During construction, Best Management Practices (BMPs) of the approved Storm Water Pollution Prevention Plan (SWPPP) will be implemented to assure water quality standards and prevent waste discharge from leaving the project site.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project is not anticipated to substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project area is within a core development area of the City and water infrastructure to service the area is already in place. The City of Loma Linda provides water from its own six production wells.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project will install new curb and gutter to channel runoffs to proper storm channel inlets. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project will install new curb and gutter to channel runoffs to proper storm channel inlets. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact is anticipated. The project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project will be required to comply with National Pollutant Discharge Elimination System (NPDES) permit requirements and all established engineering standards of drainage impacts as determined by the City of Loma Linda.**

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, there are no impacts to the surface water quality.**

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the project will not place housing within a 100-year flood hazard areas.**

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The project is located within a 100-year flood hazard area. However, the project proposes to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building which will not impede or redirect flood flows. The proposed project will comply with the policies and requirements of the Loma Linda General Plan.**

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no levees or dams near the project site.**



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposes to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Nearest area prone to seiche and tsunami is approximately 65 miles west from the project site.

IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, this project will not physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is in compliance with the existing and draft General Plans as well as the East Valley Specific Plan General Commercial zone.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There is no known applicable habitat conservation plan for this area. The construction of the proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There is no known mineral resource identified at this location.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No impact is anticipated. There is no known mineral resource identified at this location.**

**XI. NOISE. Would the project result in:**

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. The project will not expose persons to, or generate, noise levels in excess of standards established in the local General Plan Update or noise ordinance, or applicable standards of other agencies. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.**

**Source: City of Loma Linda General Plan Update, 4.11 Noise.**

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. The project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.

Source: City of Loma Linda General Plan Update, 4.11 Noise.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project is to develop an existing vacant site into a new 4,544 square-foot, two-story, medical and dental office building. The project will not significantly increase permanent noise levels. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Some incremental increase in noise levels will occur during construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.

Source: City of Loma Linda General Plan Update, 4.11 Noise.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. A temporary increase in noise levels may occur during construction. However the construction hours are limited to 7:00 a.m. and 7:00 p.m. which will mitigate temporary noise impacts during nighttime hours. After the construction, there will not be an increase in ambient noise produced by the use of the added lane beyond that anticipated within the General Plan Update.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four and one half [4.5] miles to the northeast).

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four and one half [4.5] miles to the northeast).

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XII. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, this project will not induce a population growth.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the project will not displace any existing housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Currently, there are no existing homes on the project site. Therefore, the project will not displace any existing residents.

**XIII. PUBLIC SERVICES.** Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project would not result in additional need for fire protection services beyond that anticipated within the general community.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in additional need for police protection services beyond that anticipated within the general community.				
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in an additional need for schools.				
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in an additional need for parks.				
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
No impact is anticipated. The proposed project would not result in an additional need for other public facilities.				

**XIV. RECREATION.** Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☐ ☒

No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the project will not increase the use of existing neighborhood and regional parks and other recreational facilities.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

☐ ☐ ☐ ☒

No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the project will not include recreational facilities and require the construction or expansion of recreational facilities.

**XV. TRANSPORTATION/TRAFFIC.** Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. The increase in traffic on adjacent and nearby streets will not be substantial in relation to the existing traffic load and capacity of the street system. The proposed project is consistent with the policies and requirements of the Loma Linda General Plan.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the proposed project will not exceed the threshold established by the County of San Bernardino Congestion Management Plan (CMP) guidelines and will not require a Traffic Impact Analysis.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, this project will not change air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the project will not increase hazards due to a design feature or incompatible uses.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. This project will not result in inadequate emergency access. The project site has been designed to provide adequate access for emergency vehicles and has been reviewed by the Public Works and Fire Departments.

f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. Based on the provided interior dimensions and the parking ratio as prescribed in the East Valley Specific Plan (Parking Requirements), Section EV4.201, the project provides an adequate amount of parking spaces (17).

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is to develop an existing vacant lot into a new 4,544 square-foot, two-story, medical and dental office building. Therefore, the project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed project is not anticipated to cause or contribute to a violation of wastewater treatment requirements of the Regional Water Quality Control Board. Implementing best management practices and policies of the City regarding wastewater will protect water quality.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The development of the project site would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The waste from Loma Linda sewer is transported to the City of San Bernardino treatment plant. Confirmation from that facility indicates that the treatment plant will be able to accommodate wastewater from the project.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The development of the project site is not anticipated to require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The proposed development is not anticipated to use excessive amounts of water or have a demand greater than that available to serve development from existing entitlements and resources. The main water source for the City is the Bunker Hill Basin.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. The waste from Loma Linda sewer is transported to the San Bernardino treatment plants. The San Bernardino treatment plant will be able to accommodate the project. City sewer and water lines serve the existing structures that are proposed for demolition.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact anticipated. Waste Management of the Inland Empire provides waste disposal and recycling services for the project site. The refuse from the project area will be transported to a County of San Bernardino Landfill. By implementing the recycling and hazardous waste programs the City will help ensure that the waste stream directed to local landfills is reduced. These accommodations for solid waste will comply with all state, federal and local regulations in regards to solid waste disposal.**

g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact anticipated. Waste Management of the Inland Empire provides waste disposal and recycling services for the project site. The refuse from the project area will be transported to a County of San Bernardino Landfill. By implementing the recycling and hazardous waste programs the City will help ensure that the waste stream directed to local landfills is reduced. These accommodations for solid waste will comply with all state, federal and local regulations in regards to solid waste disposal.**

#### **XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SUMMARY DISCUSSION

The City has concluded, based upon the analysis herein, that the proposed 4,544 square-foot, two-story, medical and dental office building on Redlands Boulevard will have a “less than significant impact”.

# ATTACHMENT D

**CONDITIONS OF APPROVAL  
PRECISE PLAN OF DESIGN (PPD) NO. 05-08**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**General**

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

**PROJECT:**

**PRECISE PLAN OF DESIGN (PPD) NO. 05-08**

**EXPIRATION DATE:**

***NOVEMBER 9, 2006 (or  
one year from the  
Planning Commission  
approval date)***

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
  - a. On-site circulation and parking, loading and landscaping;
  - b. Placement and/or height of walls, fences and structures;
  - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
  - d. A reduction in density or intensity of a development project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. Signs are not approved as a part of this permit. Prior to establishing any new signs, the applicant shall submit an application, and receive approval, for a sign permit from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit for construction of the signs from the Building Division, as applicable.
8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.
9. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
10. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
  - a. Water active grading areas and staging areas at least twice daily as needed;
  - b. Ensure spray bars on all processing equipment are in good operating condition;
  - c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
  - d. Suspend grading activities when wind gusts exceed 25 mph;

- e. Sweep public paved roads if visible soil material is carried off-site;
  - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
  - g. Discontinue construction activities during Stage 1 smog episodes.
11. The applicant shall implement the following construction practices during all construction activities to reduce NO<sub>x</sub> emission as stipulated in the project Initial Study and identified as mitigation measures:
- a. During on-site construction, the contractor shall use a lean-NO<sub>x</sub> catalyst to reduce emissions from off-road equipment diesel exhaust.
  - b. The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.
  - c. The developer/contractor shall use building materials that do not require painting.
  - d. The developer/contractor shall use pre-painted construction materials where feasible.
12. The applicant shall ensure that exterior and interior paints and coatings are not sprayed onto wall or other surfaces, but rather applied with a brush or roller to reduce ROG emissions. As an alternative, the applicant may use exterior construction materials that have been pretreated or coated by the manufacturer.
13. All construction shall meet the requirements of the 2001 California Building Code (CBC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of any Building Permit(s).
14. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits. (Mitigation Measure)
15. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit to the Community Development Department proof of payment or waiver from the City of San Bernardino for sewer capacity fees and Redlands Unified School District for school impact fees.

### **Landscaping**

16. Final landscape and irrigation plans shall be in substantial conformance with the approved conceptual landscape plan and these conditions of approval. Any and all fencing shall be illustrated on the final landscape plan.
17. Landscape plans shall depict the utility laterals, concrete improvements, and tree locations. Any modifications to the landscape plans shall be reviewed and approved by the Public Works and Community Development Departments prior to issuance of permits

### **PUBLIC SAFETY DEPARTMENT**

18. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC)/California Building Code (CBC) and the Uniform Fire Code (UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
19. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, the buildings shall be equipped with automatic fire sprinkler systems meeting the requirements of National Fire Protection Association (NFPA) 13.
20. A utility improvement plan showing the proposed locations for fire hydrants shall be submitted to Fire Prevention for review and approval as part of the plan review process (may be done in conjunction with Public Works Engineering plan review).

#### **PUBLIC WORKS DEPARTMENT**

21. Submit an engineered grading plan with hydrology study and preliminary soils report.
22. Construct/install/repair all off-site improvements, including paving, curb and gutter, medians, sidewalk, street lights, street trees, driveway approaches, trails, landscaping and utilities. All work shall meet the City of Loma Linda standards.
23. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.
24. All public improvement plans shall be submitted to the Public Works Department for review and approval.
25. Any damage to existing improvements as a result of this project shall be repaired by the applicant to the satisfaction of the City Engineer.
26. All NPDES regulations apply.
27. Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.
28. The developer shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.

End of Conditions